



**Guide Price**  
**£180,000**

**Freehold**

2x  1x  1x 

**Woods Place, Dover,  
Kent, CT17**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- Ideal first time purchase if you are looking to get your foot on the housing ladder
- Double glazing and central heating
- Easy to manage rear garden
- Close to schools and shops and being close to Dover town means you can leave the car at home
- Easy access to A256 & A2/M2

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge/Diner: 22'9 x 12'9 (6.94m x 3.89m)

Kitchen: 12'6 x 10'8 (3.81m x 3.25m)

Bathroom: 6'5 x 4'6 (1.96m x 1.37m)

### FIRST FLOOR

Landing

Bedroom 1: 12'9 x 9'3 (3.89m x 2.82m)

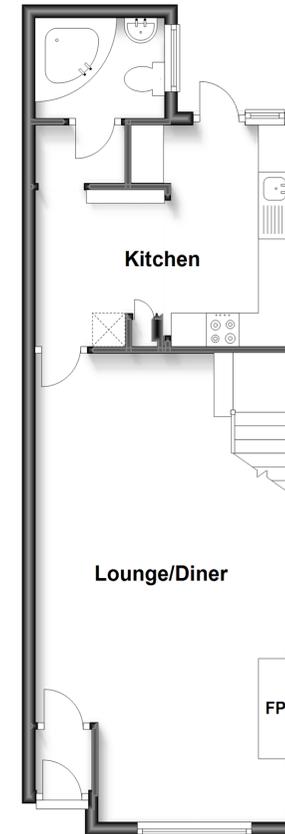
Bedroom 2: 13'0 x 9'4 (3.97m x 2.85m)

### OUTSIDE

Rear Garden

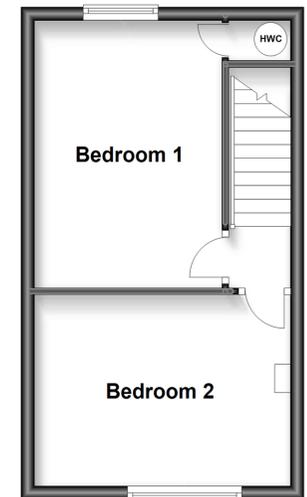
### Ground Floor

Approx. 43.6 sq. metres (469.5 sq. feet)



### First Floor

Approx. 27.4 sq. metres (294.6 sq. feet)



**Call Dover - 01304 214876 ■ [wardsforkent.co.uk](http://wardsforkent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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